

DATE: 12/11/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

7

CITY OF AURORA
 BUILDING & PERMITS
 65 WATER ST
 AURORA

IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: ENGINEERING DEPARTME

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY
 WATER TAP FOR DOMESTIC OR FIRE THIS FEE WILL BE ASSESSED TO
 YOUR PERMIT SUBSEQUENT TO ENGINEERING APPROVAL.

AGENCY NAME: ENGINEERING/WATER FE

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY
 ENGINEERING DIVISION WILL ASSESS ALL WATER FEES DURING
 THE INITIAL REVIEW

AGENCY NAME: PLAN EXAMINER

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING PRIEBE, NANCY

12/05/06 DRAWING REVISIONS REQ'D SEGGEBRUCH, DAN
 PROVIDE THE NAMES AND LICENSE #'S OF ALL THESE CONTRACTORS
 PER THE AURORA BUILDING CODE ORD. 001-47 JUNE 05 2001.
 PLUMBING (116.3), MECHANICAL (116.2), ELECTRICAL (116.6).
 In addition, the plumbing contractor is required to
 provide a Letter of Intent on company letterhead with the
 license holders signature, a corporate seal (if
 incorporated) or notarized (if not incorporated) for all
 permit applications per the State of Illinois Public Act
 094-0132 and the letter shall include the property
 address and the permit number.

PROVIDE ENGINEERED BUILDING DRAWINGS PER IBC SECTION 106.
 DRAWINGS MUST BE STAMPED BY A STATE OF ILLINOIS LICENSED
 STRUCTURAL ENGINEER OR ARCHITECT - APPLIES TO PRECAST
 CONCRETE WALL PANEL SHOP DRAWINGS, (2) SETS REQUIRED.

PROVIDE EXIT SIGNS IN COMPLIANCE WITH IBC SECTION 1003.2.10
 AND AS OTHERWISE MAY BE REQUIRED PER FIELD INSPECTION.

PROVIDE EMERGENCY LIGHTS IN COMPLIANCE WITH IBC SECTION
 1003.2.11 AND NEC ARTICLE 700-16 AND AS OTHERWISE MAY BE
 REQUIRED PER FIELD INSPECTION - NOTE THAT EXTERIOR EM.
 LIGHTING REQUIRED AT EXIT DOORS PER IBC 1003.2.11.2.4.

BUILDING AND SITE SIGNS WILL REQUIRE SEPARATE PERMITS.
 ALL OTHER PRIOR COMMENTS RESOLVED BY ARCHITECT RESUBMISSION.

12/07/06 APPROVED PRIEBE, NANCY
 Closed by revision 002 PRINA NAVILINE

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION ACTION BY

001177

DATE: 12/11/06

PLAN REVIEW CORRECTIONS REPORT
 CITY OF AURORA
 BUILDING & PERMITS
 65 WATER ST
 AURORA IL 60505

PAGE

8

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING PRIEBE, NANCY

12/05/06 APPROVED SEGGEBRUCH, DAN

A SEPARATE PERMIT IS REQUIRED FOR THE INSTALLATION OR
RELOCATION OF FIRE SPRINKLERS.NEW FIRE ALARM NOTIFICATION APPLIANCES WILL BE REQUIRED TO
BE INSTALLED TO MEET THE REQUIREMENTS OF THE ILLINOIS
ACCESSIBILITY CODE SECTION 400.310(s). A SEPARATE PERMIT
IS REQUIRED FOR THE INSTALLATION OR RELOCATION OF FIRE
ALARM DEVICES.

AGENCY NAME: BUILDING

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING PRIEBE, NANCY

12/05/06 APPROVED SEGGEBRUCH, DAN

AGENCY NAME: ELECTRIC

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING PRIEBE, NANCY

12/05/06 APPROVED JOHNSON, RANDY

AGENCY NAME: MECHANICAL

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING PRIEBE, NANCY

11/29/06 REGISTERED CONTRACTOR REQ YOUNGREN, JERRY
NO HVAC CHANGES UNDER THIS REVISION12/07/06 APPROVED PRIEBE, NANCY
Closed by revision 002 PRINA NAVILINE

AGENCY NAME: PLUMBING

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING PRIEBE, NANCY

11/29/06 REGISTERED CONTRACTOR REQ THOMPSON, ROBERT

001178

DATE: 12/11/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

9

CITY OF AURORA
 BUILDING & PERMITS
 65 WATER ST
 AURORA

IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: PLUMBING

DATE ACTION ACTION BY

11/29/06 REGISTERED CONTRACTOR REQ THOMPSON, ROBERT
 PROVIDE THE NAME AND LICENSE NUMBER OF THE PLUMBING
 CONTRACTOR and provide a Letter of Intent on company
 letterhead with the license holders signature, a
 corporate seal (if incorporated) or notarized (if not
 incorporated) for all permit applications per the State
 of Illinois Public Act 094-0132 and the letter shall
 include the property address and the permit number.

12/07/06 APPROVED PRIEBE, NANCY
 Closed by revision 002 PRINA NAVILINE

AGENCY NAME: FIRE PREVENTION BURE

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING PRIEBE, NANCY

11/28/06 APPROVED WILLIAMS, GREGG - FIRE

AGENCY NAME: PLAN EXAMINER

DATE ACTION ACTION BY

12/07/06 REVIEW PENDING PRIEBE, NANCY

12/11/06 DRAWING REVISIONS REQ'D SCHOLL, CHRISTINE
 See Comments issued 12/05/06.

AGENCY NAME: MECHANICAL

DATE ACTION ACTION BY

12/07/06 REVIEW PENDING PRIEBE, NANCY

AGENCY NAME: PLUMBING

DATE ACTION ACTION BY

12/07/06 REVIEW PENDING PRIEBE, NANCY

12/08/06 REGISTERED CONTRACTOR REQ THOMPSON, ROBERT

PROVIDE THE NAME AND LICENSE NUMBER OF THE PLUMBING
 CONTRACTOR and provide a Letter of Intent on company
 letterhead with the license holders signature, a
 corporate seal (if incorporated) or notarized (if not

001179

DATE: 12/11/06

PLAN REVIEW CORRECTIONS REPORT

PAGE 10

CITY OF AURORA

BUILDING & PERMITS

65 WATER ST

AURORA

IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: PLUMBING

DATE ACTION

ACTION BY

12/08/06 REGISTERED CONTRACTOR REQ THOMPSON, ROBERT

incorporated) for all permit applications per the State
of Illinois Public Act 094-0132 and the letter shall
include the property address and the permit number.

001180

OMN

City of Aurora – Division of Building and Permits

Plan Examiner Review Sheet

Location 240 N. OAKHURST DR.Review By DAN SEGGERBUCHJob Name GEMINI OFFICE DEVELOP.Permit Number 06 - 3529Date 9-6-06The following checked items are found to be not in compliance with code:Permit application information:

- Provide names & Aurora license numbers of the following contractors. (Aurora Building Code). ACON
- General Contractor (Aurora Building Code).
- Electrical Contractor (Aurora Building Code).
- Mechanical Contractor (Aurora Building Code).
- Plumbing Contractor (Aurora Building Code).

Building plans submittal requirements:

- Coversheet information indicating the following: ACOV
- Construction type (Aurora Building Code). 2B SPKLRD/ALARMED
- Use Group classification (Aurora Building Code). B-OFFICES
- Existing square footage (Aurora Building Code). w/ Stair & Piping
- New square footage (Aurora Building Code). 21,777 SF (109,250 sf allow)
- Occupant load and calculations (Aurora Building Code). 21,777 sf/100 = 218 occ
- Occupant load based on the State of IL Plumbing Code (Aurora Building Code). ALL WAT & V1/2, CONFLUENT & V1/2, 6 @ V100, STAR @ V300
- Live loads utilized in design (Aurora Building Code). SNOW: 30 PSF, DEIFT WIND: 90 MPH/EXP.C
- Provide Design professional's seal with the date of signature and date of expiration (Aurora Building Code). ASEA OK
- Provide Design professional's Statement of Compliance (Aurora Building Code). ASTA

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes, including the Environmental Barriers Act [410 ILCS] and the Illinois Accessibility Code (71 ILL. Adm. Code 400)."

- Provide project cost of work. ACST

City of Aurora – Division of Building and PermitsBuilding plans indicating the following:

- Provide site plan(s) (drawn to scale), indicating the following: **ASIT**
- Civil or architectural site plans differentiating new, existing, and demolition construction. **ADIF**
- Accessible route from handicapped parking stalls to accessible entrance (Aurora Building Code). **KRTE DIM DTL - YELLOW PAINT / 4'250 PINE SKIN**
ACC SP - MUST MEET IAC 4.0.310.C.6 - 10% OF TOT. PKGS
- Accessible parking stalls at 16 feet wide (including loading area) and 19 feet deep. (Illinois Accessibility Code). **KHSP**
- Accessible curb ramps per ANSI details 4.27. (Illinois Accessibility Code). **KRMP LOC. NOT IN. EN FLNS**

Architectural drawings (drawn to scale), indicating the following:

- Entire plan differentiating existing, demolition, and new construction. **DRAW**
- Provide a key plan of the building indicating the location of the tenant within the structure. **AKEY**
- Provide electrical plans. **AELE**
- Provide mechanical plans. **AMEC**
- Provide plumbing plans. **APLM**
 - Do not provide dead ends at waste lines. **P17**
 - Do not provide dead ends at water lines. **P25**
- Door, window and glazing details. **DOOR**
 - Tempered glass at all hazardous locations per IBC Section 2406. **X06**
 - Hardware must be in compliance with the Illinois Accessibility Code. **KHDW**
 - Door sizes shall comply with IBC and IAC. **JDR**
 - Egress doors shall be readily openable or signage shall be provided in compliance with IBC Section 1003.3.1.8. **J33R**
 - Provide releasable safety latch at walk in cooler and freezer doors. **JCLD**
 - Provide panic hardware on egress doors in A and E group uses that are 100 or more occupants or in H group uses in compliance with IBC Section 1003.3.1.9. **J33S**
 - Provide egress hardware on gates in compliance with IBC Section 1003.3.2 and IAC. **J33B**
 - Security grilles shall be in compliance with IBC Section 1003.1.3.5. **J13E**
- Provide wall details and building section. **WALL**
- Provide perimeter insulation at concrete slab on grade. **AINS**
- Provide reflected ceiling plan and details. **RECI**

City of Aurora – Division of Building and Permits

- Provide exterior elevations. EXEL *OK*
- All interior finishes shall comply with IBC Chapter 8. H03A *OK*
- Materials in noncombustible buildings must comply with IBC Section 603. F03A *OK*
FLYING ROOF SHED. MUST BE FRT - DTL, 3-4-5/A6.1
Provide details indicating compliance with the Illinois Accessibility Code;
- If door has both a latch and a closer provide a minimum of 12" on the push side of the door per IAC Fig. 25. KPUS *OK*
- Provide 18" clear on the pull side of the door per IAC Fig. 25. KPUL *OK*
DR. FROM PLSS. 258 TO NURSE ST. 256/FR. FROM PLSS. 144 TO 150
- Provide bathroom elevations indicating mounting heights and proximity to other obstacles. ABEL *OK*
- Provide handicap accessible toilet room. KTLT *OK*
- Set fixture spacing per IAC and IPC. KFSP *OK*
- Provide handicap accessible shower stalls. KSHW *OK* *TLT/SHUR 127 242/11*
NO CLOS ALOW. - IAC 400.31D.0.8.B.6.1
- Provide letter from tenant or owner indicating 5 or less employees at any time for unisex restroom. KLET *NA*
- Provide handicap accessible drinking fountain. KEWC *OK*
- Provide handicap accessible reception/sales counter. KCOU *OK*
- Provide handicap accessible work counter. KWCO *OK* *ALL AREAS IAC 400.320.1.E*
117-119-120-121-122-217-218/UTL 222-251-252/Residence 242-244-246-248
- Provide handicap accessible checkout aisles and counters. KCHK *NA*
- Provide handicap accessible lockers. KLCK *OK* *LOCK- 126*
- Provide handicap accessible seating. KSEA *OK* *CHANGING RMS 243/45/47/49*
- Provide handicap accessibility to stage. KSTG *NA* *IAC 400.320.C*
- Provide handicap accessible walk-in coolers and freezers. KWIC *NA*
- Provide non-slip flooring. AFLR *OK*
- Provide 7'-0" min. clear between doors in series per IBC Section 1003.3.1.7. J33Q *OK*
- Provide ramp in compliance with IBC Section 1003.3.4 and IAC. J33D *NA*
- Provide ramp edge protection in compliance with IBC Section 1003.3.4.8. J34H *NA*
- Provide letter from owner or tenant indicating that area is to be used for product storage only. KPSL *NA*
- Provide adaptable units in multifamily housing when more than four units in compliance with the Fair Housing Act. KFHA *NA*

City of Aurora – Division of Building and Permits

Provide details indicating compliant fire separations;

- Provide fire rated construction per IBC Tables 601 and 602. **F01** *NT*
- Provide fire rated corridor walls Per IBC Table 1004.3.2.1 and Section 708. **J43U** *SK* *SPLURD - O RTD*
- Shafts and vertical exit enclosures shall be rated per IBC Section 707. **G07** *NT*
- Provide opening protectives in compliance with IBC Section 714. **G14** *NT*
- Openings in exterior walls shall be constructed in compliance with IBC Sections 704.8, 704.9, 704.10, 704.12 and 704.14. **G04** *OK*
- Provide draftstopping of attics every 3000 S.F. or as required in attics, mansards, overhangs or other concealed roof spaces in Group R-1 and R-2 buildings in compliance with IBC Section 716.4. **G16D** *OK*
- Provide fire stopping within concealed spaces of exterior architectural trim at 20' O.C. in compliance with IBC Section 716.2.6. **G16Z** *NANSARD ROOF* *DTLS, 3-4-57A6.1*
- Provide fireblocking of wood concealed sleeper spaces in compliance with IBC Section 716.2.7. **G16A** *NT*
- Provide fire area separations in compliance with IBC Table 302.3.3 and fire barriers in compliance with Section 706. **C23C** *NT*
- Provide fire walls in compliance with IBC Section 705. **G05** *NT*
- Provide rated construction and/or an automatic fire-extinguishing system in compliance with IBC Section 302.1.1 for all incidental use areas. **C02K** *OK*
- Provide stairway enclosure fire rating to 10' horizontally from a non-rated exterior stair wall in compliance with IBC Section 1005.3.2.1. **J53U** *NT*

Provide details indicating compliance with egress requirements;

- Minimum allowable aisle is 44", 36" when serving less than 50 people per IBC Section 1004.3.2.2. **J43V** *OK*
- Doors shall not encroach into the required path of egress. **J32C** *OK*
- Maximum allowable dead end corridor shall be 20', 50' in B and F occupancies if the building is equipped with an automatic sprinkler. **J43W** *OK*
- Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes in compliance with IBC Section 1004.2.3. **J42C** *OK*
- Provide smoke and heat vents per IBC Section 910. **I910** *NT*
- Provide life safety egress plan. **J003**
- Provide remote exits in compliance with IBC Section 1004.2.2.1. **J004** *OK* *per floor*
- Provide minimum number of exits as required per IBC Section 1005. **J005** *OK* *per floor*
- Provide level surfaces or landings on each side of a door per IBC Section 1003.3.1.4. **J33N** *OK*

City of Aurora – Division of Building and Permits

- Provide exit signs in compliance with IBC Section 1003.2.10. J32J *EXISTS FOR*
- Provide emergency lights in compliance with IBC Section 1003.2.11 and NEC article 700-16. J32K *NE*
- Doors shall swing in the direction of egress when serving 50 or more occupants per IBC Section 1003.3.1.2. J33L *DR 58 FROM WAIT 202 TO FLOOR 259 OR 262*
- Provide area for assisted rescue at exterior stairs with wall and door ratings in compliance with IBC Section 1003.2.13.7. J13G *NA*

Provide details indicating compliance with stairway and ramp requirements;

- Stairs shall meet IBC Section 1003.3.3.3, 11" minimum tread and 7" maximum riser. J33C
- Provide an area of rescue assistance in compliance with IBC Section 1003.2.13.5 and IAC Section 400.310.B.4 (or .5 if sprinklered). KRES
- Enclosed stairways as part of an accessible means of egress in non-sprinklered buildings shall be 48" minimum between handrails in compliance with IBC Section 1003.2.13.2. J32M *NA*
- Provide ramps in compliance with IBC Section 1003.3.4. J33D
- Provide ramp edge protection in compliance with IBC Section 1003.3.4.8. J34H
- Handrails shall comply with IBC Section 1003.3.3.11. J33K
- Guardrails shall comply with IBC Section 1003.2.12. J32L
- Provide shelving, equipment and furniture layouts. AEQP *OK*

Structural drawings (drawn to scale), indicating the following:

- Provide pre-engineered building drawings per IBC Section 106. APBD *PRECAST SHOPS*
- Provide details on new header. AHDR *OK*
- Provide floor/roof truss drawings per IBC Section 106. ATRU *NA*
- Provide two copies of soils investigation report. R02
- Provide frost footings and foundations in compliance with IBC Section 1806.0. R060 *OK*

Provide additional permits as follows:

- Elevator will require a separate permit. AELV *NA*
- Building and Site signs will require separate permits. ASG
- Separate permits are required for tenants. ATEN *NA*

City of Aurora – Division of Building and Permits

Phased permits:

- Foundation permit. **AFDN**
- Unimproved structural shell permit. **ASHE** *NA*
- Improved shell permit. **ASHL**

Other requirements:

COMAFEEK

FPE REVIEW

ALARM

SPKLR



City of Aurora

12-5-06

Division of Building and Permits • 65 Water Street • Aurora, Illinois 60505-3305 • (630) 892-8088
FAX (630) 892-8112

Daniel F. Seggebruch, AIA
Plan Examiner

Owner Tenant

Architect / Engineer

Contractor

GEMINI OFFICE DEVELOP. JENSEN & HALSTEAD
ATT: DANIUS PETRONIS ATT: DAVID DASTUR

KRAHL CONSTRUCTION
ATT: SCOTT MOUSEL

Fax # (312) 634 - 5525

Fax # (312) 664 - 7558

Fax # (312) 707 - 8552

Dear Building Permit Applicant:

Attached please find a plan review corrections report for your application. The date of the corrections report is indicated in the upper left hand corner of the report. Your application number and job address is indicated within the first pair of dashed lines at the top of the page. All correspondence with the City should reference this application number. The subsequent pairs of dashed lines contain an agency name, date, action, and action by. The corrections / comments from that inspector / agency follow below the dashed lines.



This is a partial corrections report. Any of the following agencies / inspectors indicated as Pending Approval have not yet completed their reviews of your submittal. Completion of these reviews may add items to the next corrections report. Other agencies indicated as pending are outside submittals you must make independent of the submittal we are in receipt of.

Zoning Administration
 Plan Examiner
 Building

Plumbing
 Mechanical
 Electric

Fire Prevention Bureau
 Engineering Address Issuance
 Water Administration



This is a complete initial review corrections report. These are the remaining items that need to be addressed. All of our agencies / inspectors have accomplished their initial review of your initial submittal.



This is a re-submittal corrections report. These are the remaining items that still need to be addressed. Any corrections report items that haven't changed from previous correction reports represent items, which have not been satisfactorily addressed to date.

ITEMS:
1) CONTRACTORS, 2) PRECIST DRAWINGS, 3) ZONING/ENG./WATER APPROVALS, 4) NEED (2) SEALS
11-21-06 REVISIONS
When responding to the attached comments, please restate the comment and follow with your response. This will expedite your re-review. Any drawing revisions must be CLOUDED & TAGGED as a revision. Approximate re-review for drawings is five (5) working days. If you have questions about your submittal please feel free to call.

Respectfully,

Daniel F. Seggebruch

9

Pages follow

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

1

CITY OF AURORA
 BUILDING & PERMITS
 65 WATER ST
 AURORA IL 60505

APPLICATION NBR . . . : 06-00003529
 ADDRESS : 240 N OAKHURST DR
 APPLICATION DATE . . . : 7/27/06
 APPLICATION TYPE . . . : COM - BUSINESS OFFICES

OWNER : GEMINI OFFICE DEVELOPMENT
 ONE SOUTH WACHER DR #800
 CHICAGO IL 60606

CONTRACTOR : KRAHL CONSTRUCTION
 322 S GREEN ST
 CHICAGO IL 60607

AGENCY NAME: PLAN EXAMINER

DATE	ACTION	ACTION BY
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7/27/06	REVIEW PENDING	PRIEBE, NANCY
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9/07/06 ON HOLD FOR RESUBMITTAL SEGGEBRUCH, DAN
 PROVIDE THE NAMES AND LICENSE #'S OF ALL THESE CONTRACTORS
 PER THE AURORA BUILDING CODE ORD. 001-47 JUNE 05 2001.
 GENERAL (116.5), PLUMBING (116.3), MECHANICAL (116.2),
 ELECTRICAL (116.6).

In addition, the plumbing contractor is required to provide a Letter of Intent on company letterhead with the license holders signature, a corporate seal (if incorporated) or notarized (if not incorporated) for all permit applications per the State of Illinois Public Act 094-0132 and the letter shall include the property address and the permit number.

PROVIDE COVER SHEET NOTES AS PER CITY OF AURORA BUILDING CODE ORD. 001-47.

- A. OCCUPANT LOAD PER CHAPTER 10, SECTION 1003 IBC - SHOW OCCUPANT LOAD FOR BUILDING CALCULATED AT THE RATES OF 1 OCC./15 S.F. FOR CONFERENCE/LOUNGE/WAITING AREAS, 1 OCC./100 S.F. FOR ALL BUSINESS AREAS & 1 OCC./300 S.F. FOR ALL MECHANICAL/STORAGE ROOMS.
- B. OCCUPANT LOAD BASED ON THE STATE OF ILLINOIS PLUMBING CODE SECTION 890.810(2) - UNISEX TOILET ROOMS ARE ONLY ALLOWED IN EXCESS OF REQUIRED FACILITIES DESIGNATED FOR MEN & WOMEN WITH ADA/IAC COMPLIANT SIGNAGE.

PROVIDE HANDICAPPED ACCESSIBLE ROUTE 1:20 MAX PER THE ILLINOIS ACCESSIBILITY CODE FROM REQUIRED ACCESSIBLE PARKING STALLS TO ACCESSIBLE BUILDING ENTRANCES - THE PARKING LOCATIONS ARE NOT CLEAR ON SITE PLANS.

PROVIDE ACCESSIBLE PARKING STALLS 16' WIDE (INCLUDING AISLE) AND 19' DEEP MIN. PER THE ILLINOIS ACCESSIBILITY CODE - DIMENSIONED DETAIL REQUIRED FOR REVIEW WITH YELLOW PAVEMENT MARKINGS AND SIGNAGE LOCATION/MOUNTING INDICATED (NOTE '\$250 FINE' SIGN REQUIRED AS OF 1-1-06).

Where is staff ac. Play.

001188

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT
 CITY OF AURORA
 BUILDING & PERMITS
 65 WATER ST
 AURORA

IL 60505

PAGE

2

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: PLAN EXAMINER

DATE ACTION ACTION BY

9/07/06 ON HOLD FOR RESUBMITTAL SEGGEBRUCH, DAN
 PROVIDE 1 HANDICAPPED PARKING SPACE/EACH 25 (OR PORTION OF)
 STANDARD SPACES PER THE ILLINOIS ACCESSIBILITY CODE OR - *Need*
 INDICATE IF 10% ACCESSIBLE PARKING REQUIREMENT PER IAC
 400.310.c.6 IS REQUIRED AND MET IN PARKING LAYOUT.
 PROVIDE HANDICAPPED CURB RAMP PER ANSI DETAILS 4.27 AND THE
 ILLINOIS ACCESSIBILITY CODE - LOCATIONS NOT INDICATED ON
 SITE PLANS.
 Materials in noncombustible buildings must comply with IBC
 Section 603 - PLYWOOD MANSARD ROOF SHEATHING MUST BE
 FRT (FIRE RETARDANT TREATED) AT DETAILS 3-4-5/A6.1.
 PROVIDE FIREBLOCKING WITHIN CONCEALED SPACES OF EXTERIOR
 ARCHITECTURAL TRIM AT 20' INTERVALS IN COMPLIANCE WITH
 IBC SECTION 716.2.6 - APPLIES TO MANSARD ROOF DETAILS
 3-4-5/A6.1.
 PROVIDE HANDICAPPED MANUVERING CLEARANCES AT DOORS PER
 ILLINOIS ACCESSIBILITY CODE. 18" CLEAR REQUIRED ON PULL
 SIDE PER IAC ILLUSTRATION B, FIG. 25 - APPLIES TO DOOR
 FROM PASSAGE 258 TO NURSE STATION 256 AND DOOR FROM
 PASSAGE 144 TO STORAGE/MEDS 130.
 PROVIDE HANDICAP ACCESSIBLE SHOWER STALLS IN COMPLIANCE WITH
 THE ILLINOIS ACCESSIBILITY CODE, SECTION 400.310(O)(8)(B)
 AND FIGURES 35, 36, AND 37 - APPLIES TO TOILET/SHOWER 127
 DETAIL 20/A9.1, NO CURB ALLOWED PER IAC 400.310.O.8.B.vi.
 PROVIDE HANDICAP ACCESSIBLE WORK COUNTER PER ILLINOIS
 ACCESSIBILITY CODE SECTION 400.310(W) - MAX. 34" AFF RIM
 HEIGHT REQUIRED FOR COUNTER/SINK (48" PARALLEL APPROACH)
 AT CONFERENCE 110/BLOOD DRAW 115/214/EXAM 117-119-120-
 121-122-217-218/UTILITY 225-251-252/PROCEDURE 242-244-
 246-248 AS PER IAC 400.320.d.1.E.
 PROVIDE HANDICAP ACCESSIBLE LOCKERS IN THE NUMBER AND DESIGN
 AS REQUIRED PER THE ILLINOIS ACCESSIBILITY CODE, SECTION
 400.310(P) - APPLIES TO LOCKERS 126, MIN. 5% REQUIRED.
 PROVIDE HANDICAP ACCESSIBLE SEAT IN COMPLIANCE WITH THE
 ILLINOIS ACCESSIBILITY CODE SECTION 400.320.c - APPLIES
 TO CHANGING ROOMS 243/245/247/249, MIN. 5% REQUIRED OF
 TOTAL.
 Provide life safety egress plan with analysis of egress
 capacity width per occupant load served and travel
 distances per IBC Section 1003, IBC Table 1003.2.3, IBC
 Section 1004, IBC Section 1006.
 PROVIDE REMOTE EXITS IN COMPLIANCE WITH IBC SECTION
 1004.2.2.1 - APPLIES TO CONFERENCE 110 PER FOLLOWING
 COMMENT AND LIFE SAFETY EGRESS PLAN.
 PROVIDE MINIMUM NUMBER OF EXITS AS REQUIRED PER IBC SECTION
 1005 - INDICATE THAT CONFERENCE MEETS REQUIREMENTS AS A

001189

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

3

CITY OF AURORA
 BUILDING & PERMITS
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IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: PLAN EXAMINER

DATE	ACTION	ACTION BY
9/07/06	ON HOLD FOR RESUBMITTAL SPACE WITH ONE (1) MEANS OF EGRESS PER IAC 1004.2.1 OR ADD SECOND EXIT PER LIFE SAFETY EGRESS PLAN. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS IN COMPLIANCE WITH IBC SECTION 1003.3.1.2 - APPLIES TO DOOR FROM WAITING 202 TO PASSAGE 259 OR 262 DUE TO OCCUPANT LOAD SERVED IN EXCESS OF FIFTY (50). PROVIDE EXIT SIGNS IN COMPLIANCE WITH IBC SECTION 1003.2.10 AND AS OTHERWISE MAY BE REQUIRED BY EGRESS REVISIONS PER LIFE SAFETY EGRESS PLAN. PROVIDE EMERGENCY LIGHTS IN COMPLIANCE WITH IBC SECTION 1003.2.11 AND NEC ARTICLE 700-16 AND AS OTHERWISE MAY BE REQUIRED BY EGRESS REVISIONS PER LIFE SAFETY EGRESS PLAN. NOTE THAT EXTERIOR EM. LIGHTING REQUIRED AT EXIT DOORS PER IBC 1003.2.11.2.4. PROVIDE ENGINEERED BUILDING DRAWINGS PER IBC SECTION 106. DRAWINGS MUST BE STAMPED BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER OR ARCHITECT - APPLIES TO PRECAST CONCRETE WALL PANEL SHOP DRAWINGS. SUBMIT TWO COPIES OF A FOUNDATION AND SOILS INVESTIGATION PER IBC SECTION 1802. INDICATE THAT PROJECT MEETS REQUIREMENTS OF 2006 ILLINOIS ENERGY CONSERVATION CODE BY SUBMISSION OF 'COMCHECK' REPORT OR ALTERNATE METHOD. BUILDING AND SITE SIGNS WILL REQUIRE SEPARATE PERMITS.	

11/28/06 APPROVED PRIEBE, NANCY
 Closed by revision 001 PRINA NAVILINE

AGENCY NAME: FIRE PLAN EXAMINER

DATE	ACTION	ACTION BY
7/27/06	REVIEW PENDING	PRIEBE, NANCY
9/06/06	DRAWING REVISIONS REQ'D 1) Provide civil engineering drawings showing the location of all fire hydrants with in 500 feet of the proposed building. 2-Hydrants are needed with in 300 feet of all areas of the building and 2 additional hydrants are needed with in 500 feet of the building for a total of 4 hydrants. Aurora City Ordinance, Section 17-111 2) A separate permit is required for the installation of fire alarm appliances. 3) A separate permit is required for the installation of	BUENGER, MIKE

001190

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

4

CITY OF AURORA
BUILDING & PERMITS
65 WATER ST
AURORA IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION ACTION BY

9/06/06 DRAWING REVISIONS REQ'D BUENGER, MIKE
fire sprinklers.11/28/06 APPROVED PRIEBE, NANCY
Closed by revision 001 PRINA NAVILINE

AGENCY NAME: ZONING

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/03/06 ON HOLD FOR RESUBMITTAL CONNOLLY, DAVID
Held pending final plan approval from P & D Committee.

AGENCY NAME: BUILDING

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/01/06 ON HOLD FOR RESUBMITTAL JOHNSON, DOUG
Waiting room 202 needs proper second exit. Need to verify
hardware for front double leaf doors (no flush bolts).11/28/06 APPROVED PRIEBE, NANCY
Closed by revision 001 PRINA NAVILINE

AGENCY NAME: ELECTRIC

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

7/28/06 ON HOLD FOR RESUBMITTAL DOLAN, RICHARD
Only one service is permitted per bldg. unless it meets one
of three exceptions. Also needs contractor.11/28/06 APPROVED PRIEBE, NANCY
Closed by revision 001 PRINA NAVILINE

AGENCY NAME: MECHANICAL

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

001191

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT
CITY OF AURORA
BUILDING & PERMITS
65 WATER ST
AURORA

PAGE

5

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: MECHANICAL

DATE ACTION ACTION BY

7/28/06 REGISTERED CONTRACTOR REQ RITHALER, RON

11/28/06 APPROVED PRIEBE, NANCY
Closed by revision 001 PRINA NAVILINE

AGENCY NAME: PLUMBING

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/04/06 DRAWING REVISIONS REQ'D RAY, AL
PROVIDE THE NAME AND LICENSE NUMBER OF THE PLUMBING
CONTRACTOR and provide a Letter of Intent on company
letterhead with the license holders signature, a
corporate seal (if incorporated) or notarized (if not
incorporated) for all permit applications per the State
of Illinois Public Act 094-0132 and the letter shall
include the property address and the permit number.
A vac. relief valve is required on a water heater when it
is mounted above the fixtures or is bottom fed.
If there are more than 5 employees working at any one time
seperate restrooms for men and women shall be provided.11/28/06 APPROVED PRIEBE, NANCY
Closed by revision 001 PRINA NAVILINE

AGENCY NAME: FIRE IMPACT FEES

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

11/28/06 APPROVED WILLIAMS, GREGG - FIRE

AGENCY NAME: FIRE PREVENTION BURE

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/02/06 ON HOLD FOR RESUBMITTAL WILLIAMS, GREGG - FIRE
submit hydrant layout plan11/28/06 APPROVED PRIEBE, NANCY
Closed by revision 001 PRINA NAVILINE

001192

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

6

CITY OF AURORA
 BUILDING & PERMITS
 65 WATER ST
 AURORA IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: FOX METRO WTR RECLAM

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY
 SUBMIT SEPARATELY TO FOX METRO. UPON PAYMENT OF THEIR FEES
 PROVIDE BUILDING DEPARTMENT WITH THEIR YELLOW CARD.
 CONTACT THE ENGINEERING DEPT @ FOX METRO (630) 301-6882

11/13/06 APPROVED METZGER, DAWN

AGENCY NAME: HIGHWAY IMPACT TAX

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY
 PROVIDE COUNTY HIGHWAY IMPACT TAX RECEIPT;
 FOR DUPAGE COUNTY CONTACT JENNIFER SHANAHAN AT
 (630) 407-6674.
 FOR KANE COUNTY CONTACT JERRY DICKSON AT
 (630) 845-3799 or dicksonjerry@co.kane.il.us

11/17/06 APPROVED MAIR, JANINE

AGENCY NAME: ENGINEERING DEPARTME

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY
 NEED ENGINEERING ISSUED STREET ADDRESS. DAN G. (630) 844-3620.
 NEED APPROVAL FROM THE CITY OF AURORA ENGINEERING DEPARTMENT
 PETE HAURYKIEWICZ @ (630) 844-3620. 44 E. DOWNER PLACE
 ENGINEERING NEEDS AN INDEPENDANT SUBMITTAL OF TWO SETS OF
 CIVIL ENGINEER STAMPED PLANS AND AN APPLICATION FORM WITH
 THE FOLLOWING INFORMATION. PROJECT NAME
 DEVELOPER / OWNER NAME ENGINEERING COMPANY
 CONTACT PERSON CONTACT PERSON
 ADDRESS, CITY, STATE, ZIP ADDRESS, CITY, STATE, ZIP
 PHONE#, FAX#, E-MAIL PHONE#, FAX#, E-MAIL

IN ADDITION WATER ADMINISTRATION PERMIT FEE ASSESSMENT OCCURS
 AFTER ENGINEERING APPROVAL. IF YOU ARE PROVIDING A NEW
 WATER TAP FOR DOMESTIC OR FIRE THIS FEE WILL BE ASSESSED TO
 YOUR PERMIT SUBSEQUENT TO ENGINEERING APPROVAL.

AGENCY NAME: ENGINEERING/WATER FE

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

001193

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT
 CITY OF AURORA
 BUILDING & PERMITS
 65 WATER ST
 AURORA IL 60505

PAGE

7

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: ENGINEERING/WATER FE

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY
 ENGINEERING DIVISION WILL ASSESS ALL WATER FEES DURING
 THE INITIAL REVIEW

AGENCY NAME: PLAN EXAMINER

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING PRIEBE, NANCY

12/05/06 DRAWING REVISIONS REQ'D SEGGEBRUCH, DAN

PROVIDE THE NAMES AND LICENSE #'S OF ALL THESE CONTRACTORS
 PER THE AURORA BUILDING CODE ORD. 001-47 JUNE 05 2001.
 PLUMBING (116.3), MECHANICAL (116.2), ELECTRICAL (116.6).
 In addition, the plumbing contractor is required to
 provide a Letter of Intent on company letterhead with the
 license holders signature, a corporate seal (if
 incorporated) or notarized (if not incorporated) for all
 permit applications per the State of Illinois Public Act
 094-0132 and the letter shall include the property
 address and the permit number.

PROVIDE ENGINEERED BUILDING DRAWINGS PER IBC SECTION 106.

DRAWINGS MUST BE STAMPED BY A STATE OF ILLINOIS LICENSED
 STRUCTURAL ENGINEER OR ARCHITECT - APPLIES TO PRECAST
 CONCRETE WALL PANEL SHOP DRAWINGS, (2) SETS REQUIRED.

PROVIDE EXIT SIGNS IN COMPLIANCE WITH IBC SECTION 1003.2.10
 AND AS OTHERWISE MAY BE REQUIRED PER FIELD INSPECTION.

PROVIDE EMERGENCY LIGHTS IN COMPLIANCE WITH IBC SECTION
 1003.2.11 AND NEC ARTICLE 700-16 AND AS OTHERWISE MAY BE
 REQUIRED PER FIELD INSPECTION - NOTE THAT EXTERIOR EM.
 LIGHTING REQUIRED AT EXIT DOORS PER IBC 1003.2.11.2.4.

BUILDING AND SITE SIGNS WILL REQUIRE SEPARATE PERMITS.

ALL OTHER PRIOR COMMENTS RESOLVED BY ARCHITECT RESUBMISSION.

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING PRIEBE, NANCY

12/05/06 APPROVED SEGGEBRUCH, DAN

A SEPARATE PERMIT IS REQUIRED FOR THE INSTALLATION OR
 RELOCATION OF FIRE SPRINKLERS.

NEW FIRE ALARM NOTIFICATION APPLIANCES WILL BE REQUIRED TO
 BE INSTALLED TO MEET THE REQUIREMENTS OF THE ILLINOIS
 ACCESSIBILITY CODE SECTION 400.310(s). A SEPARATE PERMIT

001194

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT
 CITY OF AURORA
 BUILDING & PERMITS
 65 WATER ST
 AURORA IL 60505

PAGE

8

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION ACTION BY

12/05/06 APPROVED

SEGGEBRUCH, DAN

IS REQUIRED FOR THE INSTALLATION OR RELOCATION OF FIRE
 ALARM DEVICES.

AGENCY NAME: BUILDING

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

12/05/06 APPROVED

SEGGEBRUCH, DAN

AGENCY NAME: ELECTRIC

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

12/05/06 APPROVED

JOHNSON, RANDY

AGENCY NAME: MECHANICAL

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

11/29/06 REGISTERED CONTRACTOR REQ YOUNGREN, JERRY
 NO HVAC CHANGES UNDER THIS REVISION

AGENCY NAME: PLUMBING

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING

PRIEBE, NANCY

11/29/06 REGISTERED CONTRACTOR REQ THOMPSON, ROBERT

PROVIDE THE NAME AND LICENSE NUMBER OF THE PLUMBING
 CONTRACTOR and provide a Letter of Intent on company
 letterhead with the license holders signature, a
 corporate seal (if incorporated) or notarized (if not
 incorporated) for all permit applications per the State
 of Illinois Public Act 094-0132 and the letter shall
 include the property address and the permit number.

AGENCY NAME: FIRE PREVENTION BURE

DATE ACTION ACTION BY

001195

DATE: 12/05/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

9

CITY OF AURORA
BUILDING & PERMITS
65 WATER ST
AURORA

IL 60505

APPLICATION NBR. . . : 06-00003529

AGENCY NAME: FIRE PREVENTION BURE

DATE ACTION ACTION BY

11/28/06 REVIEW PENDING PRIEBE, NANCY

11/28/06 APPROVED WILLIAMS, GREGG - FIRE

001196

 *** MULTI TX/RX REPORT ***

JOB NO. 4320
 PGS. 10
 TX/RX INCOMPLETE -----
 TRANSACTION OK (1) 13126345525
 (2) 13126647558
 (3) 13127078552
 ERROR -----



City of Aurora

12-5-06

Division of Building and Permits • 65 Water Street • Aurora, Illinois 60505-3305 • (630) 892-8088
 FAX (630) 892-8112

Daniel F. Seggebruch, AIA
 Plan Examiner

Owner Tenant

Architect / Engineer

Contractor

GEMINI OFFICE DEVELOP. JENSEN & HALSTEAD

KRATH CONSTRUCTION

ATT: DAINIUS PETRONIS ATT: DAVID BASTER

ATT: SCOTT MOUSEL

Fax # (312) 634 - 5525

Fax # (312) 664 - 7558

Fax # (312) 707 - 8552

Dear Building Permit Applicant:

Attached please find a plan review corrections report for your application. The date of the corrections report is indicated in the upper left hand corner of the report. Your application number and job address is indicated within the first pair of dashed lines at the top of the page. All correspondence with the City should reference this application number. The subsequent pairs of dashed lines contain an agency name, date, action, and action by. The corrections / comments from that inspector / agency follow below the dashed lines.

This is a partial corrections report. Any of the following agencies / inspectors indicated as Pending Approval have not yet completed their reviews of your submittal. Completion of these reviews may add items to the next corrections report. Other agencies indicated as pending are outside submittals you must make independent of the submittal we are in receipt of.

Zoning Administration
 Plan Examiner
 Building

Plumbing
 Mechanical
 Electric

Fire Prevention Bureau
 Engineering Address Issuance
 Water Administration

This is a complete initial review corrections report. These are the remaining items that need to be addressed. All of our agencies / inspectors have accomplished their initial review of your initial submittal.

This is a re-submittal corrections report. These are the remaining items that still need to be addressed. Any corrections report items that haven't changed from previous correction reports represent items, which have not been

001197



City of Aurora

9.7.06

Division of Building and Permits • 65 Water Street • Aurora, Illinois 60505-3305 • (630) 892-8088
FAX (630) 892-8112

Daniel F. Seggebruch, AIA
Plan Examiner

Owner Tenant

GEMINI OFFICE DEVELOP.
ATT: DANIUS PETRONIS

Architect / Engineer

JENSEN & HALSTEAD
ATT: DAVID DASTUR

Contractor

KRAHL CONSTRUCTION
ATT: SCOTT MOUSEL

Fax # (312) 634 - 5525

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Zoning Administration
 Plan Examiner
 Building

Plumbing
 Mechanical
 Electric

Fire Prevention Bureau
 Engineering Address Issuance
 Water Administration



This is a complete initial review corrections report. These are the remaining items that need to be addressed. All of our agencies / inspectors have accomplished their initial review of your initial submittal.



This is a re-submittal corrections report. These are the remaining items that still need to be addressed. Any corrections report items that haven't changed from previous correction reports represent items, which have not been satisfactorily addressed to date.

When responding to the attached comments, please restate the comment and follow with your response. This will expedite your re-review. Any drawing revisions must be CLOUDED & TAGGED as a revision. Approximate re-review for drawings is five (5) working days. If you have questions about your submittal please feel free to call.

Respectfully,

Daniel F. Seggebruch

6

Pages follow

001-008

DATE: 9/07/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

1

CITY OF AURORA
 BUILDING & PERMITS
 65 WATER ST
 AURORA IL 60505

APPLICATION NBR . . . : 06-00003529
 ADDRESS : 240 N OAKHURST DR
 APPLICATION DATE . . . : 7/27/06
 APPLICATION TYPE . . . : COM - BUSINESS OFFICES

OWNER : GEMINI OFFICE DEVELOPMENT
 ONE SOUTH WACHER DR #800
 CHICAGO IL 60606

CONTRACTOR :

AGENCY NAME: PLAN EXAMINER

DATE	ACTION	ACTION BY
7/27/06	REVIEW PENDING	PRIEBE, NANCY

9/07/06 ON HOLD FOR RESUBMITTAL SEGGEBRUCH, DAN
 PROVIDE THE NAMES AND LICENSE #'S OF ALL THESE CONTRACTORS
 PER THE AURORA BUILDING CODE ORD. 001-47 JUNE 05 2001.
~~GENERAL (116.5)~~, PLUMBING (116.3), MECHANICAL (116.2),
 ELECTRICAL (116.6).

In addition, the plumbing contractor is required to provide a Letter of Intent on company letterhead with the license holders signature, a corporate seal (if incorporated) or notarized (if not incorporated) for all permit applications per the State of Illinois Public Act 094-0132 and the letter shall include the property address and the permit number.

PROVIDE COVER SHEET NOTES AS PER CITY OF AURORA BUILDING CODE ORD. 001-47.

OK A. OCCUPANT LOAD PER CHAPTER 10, SECTION 1003 IBC - SHOW OCCUPANT LOAD FOR BUILDING CALCULATED AT THE RATES OF 1 OCC./15 S.F. FOR CONFERENCE/LOUNGE/WAITING AREAS, $5,692 \text{ ft}^2 / 15 = 380$ 1 OCC./100 S.F. FOR ALL BUSINESS AREAS & 1 OCC./300 S.F. FOR ALL MECHANICAL/STORAGE ROOMS. $5:1,743 \text{ ft}^2 / 300 = 6$

OK B. OCCUPANT LOAD BASED ON THE STATE OF ILLINOIS PLUMBING CODE SECTION 890.810(2) - UNISEX TOILET ROOMS ARE ONLY ALLOWED IN EXCESS OF REQUIRED FACILITIES DESIGNATED FOR MEN & WOMEN WITH ADA/IAC COMPLIANT SIGNAGE.

PROVIDE HANDICAPPED ACCESSIBLE ROUTE 1:20 MAX PER THE ILLINOIS ACCESSIBILITY CODE FROM REQUIRED ACCESSIBLE PARKING STALLS TO ACCESSIBLE BUILDING ENTRANCES - THE PARKING LOCATIONS ARE NOT CLEAR ON SITE PLANS.

PROVIDE ACCESSIBLE PARKING STALLS 16' WIDE (INCLUDING AISLE) AND 19' DEEP MIN. PER THE ILLINOIS ACCESSIBILITY CODE - DIMENSIONED DETAIL REQUIRED FOR REVIEW WITH YELLOW PAVEMENT MARKINGS AND SIGNAGE LOCATION/MOUNTING INDICATED (NOTE '\$250 FINE' SIGN REQUIRED AS OF 1-1-06).

PROVIDE 1 HANDICAPPED PARKING SPACE/EACH 25 (OR PORTION OF) STANDARD SPACES PER THE ILLINOIS ACCESSIBILITY CODE OR

*HOLD
SOON*

*530 OCC. TOTAL
5,692 ft² / 15 = 380
1,743 ft² / 300 = 6
14,342 ft² / 100 = 144*

OK

OK

OK

OK

001-99

DATE: 9/07/06

PLAN REVIEW CORRECTIONS REPORT
 CITY OF AURORA
 BUILDING & PERMITS
 65 WATER ST
 AURORA IL 60505

PAGE 2

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: PLAN EXAMINER

DATE ACTION ACTION BY

- 9/07/06 ON HOLD FOR RESUBMITTAL SEGGEBRUCH, DAN *OK*
 INDICATE IF 10% ACCESSIBLE PARKING REQUIREMENT PER IAC 400.310.c.6 IS REQUIRED AND MET IN PARKING LAYOUT. *OK*
- PROVIDE HANDICAPPED CURB RAMP PER ANSI DETAILS 4.27 AND THE ILLINOIS ACCESSIBILITY CODE - LOCATIONS NOT INDICATED ON SITE PLANS. *OK*
- Materials in noncombustible buildings must comply with IBC Section 603 - PLYWOOD MANSARD ROOF SHEATHING MUST BE FRT (FIRE RETARDANT TREATED) AT DETAILS 3-4-5/A6.1. *OK*
- PROVIDE FIREBLOCKING WITHIN CONCEALED SPACES OF EXTERIOR ARCHITECTURAL TRIM AT 20' INTERVALS IN COMPLIANCE WITH IBC SECTION 716.2.6 - APPLIES TO MANSARD ROOF DETAILS 3-4-5/A6.1. *NA*
- PROVIDE HANDICAPPED MANUVERING CLEARANCES AT DOORS PER ILLINOIS ACCESSIBILITY CODE. 18" CLEAR REQUIRED ON PULL SIDE PER IAC ILLUSTRATION B, FIG. 25 - APPLIES TO DOOR FROM PASSAGE 258 TO NURSE STATION 256 AND DOOR FROM PASSAGE 144 TO STORAGE/MEDS 130. *OK*
- PROVIDE HANDICAP ACCESSIBLE SHOWER STALLS IN COMPLIANCE WITH THE ILLINOIS ACCESSIBILITY CODE, SECTION 400.310(O)(8)(B) AND FIGURES 35, 36, AND 37 - APPLIES TO TOILET/SHOWER 127 DETAIL 20/A9.1, NO CURB ALLOWED PER IAC 400.310.o.8.B.vi. *OK*
- PROVIDE HANDICAP ACCESSIBLE WORK COUNTER PER ILLINOIS ACCESSIBILITY CODE SECTION 400.310(W) - MAX. 34" AFF RIM HEIGHT REQUIRED FOR COUNTER/SINK (48" PARALLEL APPROACH) AT CONFERENCE 110/BLOOD DRAW 115/214/EXAM 117-119-120-121-122-217-218/UTILITY 225-251-252/PROCEDURE 242-244-246-248 AS PER IAC 400.320.d.1.E. *OK*
- PROVIDE HANDICAP ACCESSIBLE LOCKERS IN THE NUMBER AND DESIGN AS REQUIRED PER THE ILLINOIS ACCESSIBILITY CODE, SECTION 400.310(P) - APPLIES TO LOCKERS 126, MIN. 5% REQUIRED. *OK*
- PROVIDE HANDICAP ACCESSIBLE SEAT IN COMPLIANCE WITH THE ILLINOIS ACCESSIBILITY CODE SECTION 400.320.c - APPLIES TO CHANGING ROOMS 243/245/247/249, MIN. 5% REQUIRED OF TOTAL. *OK*
- Provide life safety egress plan with analysis of egress capacity width per occupant load served and travel distances per IBC Section 1003, IBC Table 1003.2.3, IBC Section 1004, IBC Section 1006. *OK*
- PROVIDE REMOTE EXITS IN COMPLIANCE WITH IBC SECTION 1004.2.2.1 - APPLIES TO CONFERENCE 110 PER FOLLOWING COMMENT AND LIFE SAFETY EGRESS PLAN. *OK*
- PROVIDE MINIMUM NUMBER OF EXITS AS REQUIRED PER IBC SECTION 1005 - INDICATE THAT CONFERENCE MEETS REQUIREMENTS AS A SPACE WITH ONE (1) MEANS OF EGRESS PER IAC 1004.2.1 OR ADD SECOND EXIT PER LIFE SAFETY EGRESS PLAN. *OK*

001200

DATE: 9/07/06

PLAN REVIEW CORRECTIONS REPORT
 CITY OF AURORA
 BUILDING & PERMITS
 65 WATER ST
 AURORA IL 60505

PAGE

3

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: PLAN EXAMINER

DATE ACTION ACTION BY

9/07/06 ON HOLD FOR RESUBMITTAL SEGGEBRUCH, DAN

DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS IN COMPLIANCE WITH IBC SECTION 1003.3.1.2 - APPLIES TO DOOR FROM WAITING 202 TO PASSAGE 259 OR 262 DUE TO OCCUPANT LOAD SERVED IN EXCESS OF FIFTY (50).

PROVIDE EXIT SIGNS IN COMPLIANCE WITH IBC SECTION 1003.2.10 AND AS OTHERWISE MAY BE REQUIRED BY EGRESS REVISIONS PER LIFE SAFETY EGRESS PLAN.

PROVIDE EMERGENCY LIGHTS IN COMPLIANCE WITH IBC SECTION 1003.2.11 AND NEC ARTICLE 700-16 AND AS OTHERWISE MAY BE REQUIRED BY EGRESS REVISIONS PER LIFE SAFETY EGRESS PLAN. NOTE THAT EXTERIOR EM. LIGHTING REQUIRED AT EXIT DOORS PER IBC 1003.2.11.2.4.

PROVIDE ENGINEERED BUILDING DRAWINGS PER IBC SECTION 106. DRAWINGS MUST BE STAMPED BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER OR ARCHITECT - APPLIES TO PRECAST CONCRETE WALL PANEL SHOP DRAWINGS.

SUBMIT TWO COPIES OF A FOUNDATION AND SOILS INVESTIGATION PER IBC SECTION 1802.

INDICATE THAT PROJECT MEETS REQUIREMENTS OF 2006 ILLINOIS ENERGY CONSERVATION CODE BY SUBMISSION OF 'COMCHECK' REPORT OR ALTERNATE METHOD.

BUILDING AND SITE SIGNS WILL REQUIRE SEPARATE PERMITS.

ASG-4

AGENCY NAME: FIRE PLAN EXAMINER

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

9/06/06 DRAWING REVISIONS REQ'D BUENGER, MIKE

1) Provide civil engineering drawings showing the location of all fire hydrants with in 500 feet of the proposed building. 2-Hydrants are needed with in 300 feet of all areas of the building and 2 additional hydrants are needed with in 500 feet of the building for a total of 4 hydrants.

Aurora City Ordinance, Section 17-111

2) A separate permit is required for the installation of fire alarm appliances.

3) A separate permit is required for the installation of fire sprinklers.

AGENCY NAME: ZONING

DATE ACTION ACTION BY

001201

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: ZONING

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/03/06 ON HOLD FOR RESUBMITTAL CONNOLLY, DAVID

Held pending final plan approval from P & D Committee.

AGENCY NAME: BUILDING

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/01/06 ON HOLD FOR RESUBMITTAL JOHNSON, DOUG

Waiting room 202 needs proper second exit. Need to verify hardware for front double leaf doors (no flush bolts).

AGENCY NAME: ELECTRIC

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

7/28/06 ON HOLD FOR RESUBMITTAL DOLAN, RICHARD

Only one service is permitted per bldg. unless it meets one of three exceptions. Also needs contractor.

AGENCY NAME: MECHANICAL

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

7/28/06 REGISTERED CONTRACTOR REQ RITHALER, RON

AGENCY NAME: PLUMBING

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/04/06 DRAWING REVISIONS REQ'D RAY, AL

PROVIDE THE NAME AND LICENSE NUMBER OF THE PLUMBING CONTRACTOR and provide a Letter of Intent on company letterhead with the license holders signature, a corporate seal (if incorporated) or notarized (if not incorporated) for all permit applications per the State of Illinois Public Act 094-0132 and the letter shall

001202

DATE: 9/07/06

PLAN REVIEW CORRECTIONS REPORT

PAGE

5

CITY OF AURORA
BUILDING & PERMITS
65 WATER ST
AURORA IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: PLUMBING

DATE ACTION ACTION BY

8/04/06 DRAWING REVISIONS REQ'D RAY, AL

include the property address and the permit number.
A vac. relief valve is required on a water heater when it
is mounted above the fixtures or is bottom fed.
If there are more than 5 employees working at any one time
seperate restrooms for men and women shall be provided.

AGENCY NAME: FIRE IMPACT FEES

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

AGENCY NAME: FIRE PREVENTION BURE

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

8/02/06 ON HOLD FOR RESUBMITTAL WILLIAMS, GREGG - FIRE
submit hydrant layout plan

AGENCY NAME: FOX METRO WTR RECLAM

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

SUBMIT SEPARATELY TO FOX METRO. UPON PAYMENT OF THEIR FEES
PROVIDE BUILDING DEPARTMENT WITH THEIR YELLOW CARD.
CONTACT THE ENGINEERING DEPT @ FOX METRO (630)301-6882

AGENCY NAME: HIGHWAY IMPACT TAX

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY

PROVIDE COUNTY HIGHWAY IMPACT TAX RECEIPT;
FOR DUPAGE COUNTY CONTACT JENNIFER SHANAHAN AT
(630)407-6674.
FOR KANE COUNTY CONTACT JERRY DICKSON AT
(630)845-3799 or dicksonjerry@co.kane.il.us

AGENCY NAME: ENGINEERING DEPARTME

DATE ACTION ACTION BY

001203

CITY OF AURORA
BUILDING & PERMITS
65 WATER ST
AURORA IL 60505

APPLICATION NBR . . . : 06-00003529

AGENCY NAME: ENGINEERING DEPARTME

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY
NEED ENGINEERING ISSUED STREET ADDRESS. DAN G. (630) 844-3620.
NEED APPROVAL FROM THE CITY OF AURORA ENGINEERING DEPARTMENT
PETE HAURYKIEWICZ @ (630) 844-3620. 44 E. DOWNER PLACE
ENGINEERING NEEDS AN INDEPENDANT SUBMITTAL OF TWO SETS OF
CIVIL ENGINEER STAMPED PLANS AND AN APPLICATION FORM WITH
THE FOLLOWING INFORMATION.

DEVELOPER / OWNER NAME	PROJECT NAME
CONTACT PERSON	ENGINEERING COMPANY
ADDRESS, CITY, STATE, ZIP	CONTACT PERSON
PHONE#, FAX#, E-MAIL	ADDRESS, CITY, STATE, ZIP
	PHONE#, FAX#, E-MAIL

IN ADDITION WATER ADMINISTRATION PERMIT FEE ASSESSMENT OCCURS
AFTER ENGINEERING APPROVAL. IF YOU ARE PROVIDING A NEW
WATER TAP FOR DOMESTIC OR FIRE THIS FEE WILL BE ASSESSED TO
YOUR PERMIT SUBSEQUENT TO ENGINEERING APPROVAL.

AGENCY NAME: ENGINEERING/WATER FE

DATE ACTION ACTION BY

7/27/06 REVIEW PENDING PRIEBE, NANCY
ENGINEERING DIVISION WILL ASSESS ALL WATER FEES DURING
THE INITIAL REVIEW

001204

*** MULTI TX/RX REPORT ***

JOB NO. 3383
PGS. 7
TX/RX INCOMPLETE -----
TRANSACTION OK (1) 13126345525
(2) 13126647558
(3) 13127078552
ERROR -----



City of Aurora

9.7.06

Division of Building and Permits • 65 Water Street • Aurora, Illinois 60505-3305 • (630) 892-8088
FAX (630) 892-8112

Daniel F. Seggebruch, AIA
Plan Examiner

Owner Tenant

GEMINI OFFICE DEVELOP.

Architect / Engineer

JENSEN & HALSTEAD

Contractor

KRAHL CONSTRUCTION

ATT: DAINIUS PETRONIS

ATT: DAVID CASTOR

ATT: SCOTT MOUSEL

Fax # (312) 634 - 5525

Fax # (312) 664 - 7558

Fax # (312) 707 - 8552

Dear Building Permit Applicant:

Attached please find a plan review corrections report for your application. The date of the corrections report is indicated in the upper left hand corner of the report. Your application number and job address is indicated within the first pair of dashed lines at the top of the page. All correspondence with the City should reference this application number. The subsequent pairs of dashed lines contain an agency name, date, action, and action by. The corrections / comments from that inspector / agency follow below the dashed lines.

This is a partial corrections report. Any of the following agencies / inspectors indicated as Pending Approval have not yet completed their reviews of your submittal. Completion of these reviews may add items to the next corrections report. Other agencies indicated as pending are outside submittals you must make independent of the submittal we are in receipt of.

Zoning Administration
 Plan Examiner
 Building

Plumbing
 Mechanical
 Electric

Fire Prevention Bureau
 Engineering Address Issuance
 Water Administration

This is a complete initial review corrections report. These are the remaining items that need to be addressed. All of our agencies / inspectors have accomplished their initial review of your initial submittal.

This is a re-submittal corrections report. These are the remaining items that still need to be addressed. Any corrections report items that haven't changed from previous correction reports represent items, which have not been

001205



Civil Engineering Consulting & Surveying

5100 S. Lincoln • Suite 100 • Lisle, IL 60532 • (630) 271-0770 • (630) 271-0774 Fax

November 29, 2006

06.-3529. C-BU

240 N OAKHURST DR
GEMINI OFFICE
GEMINI OFFICE DEVELOPMENT

RJ

Mr. Daniel Seggebruch
Building Department
City of Aurora
65 Water Street
Aurora, Illinois 60505

RE: Gemini Office Development
240 North Oakhurst Drive
Aurora, IL
Aurora Application No. 06-00003529
MEI Project No. 06-PR-5004

Dear Mr. Seggebruch:

Following are our responses to your comment letter dated 09/07/06. Our responses are **bolded** and *italicized*.

1. Provide handicapped accessible route 1:20 maximum per the Illinois Accessibility Code from required accessible parking stalls to accessible building entrances – the parking locations are not clear on site plans.

Handicapped accessible route is shown at the main entrance at 2.0%, which is after the ramp. Refer to Sheet C2.0.

2. Provide accessible parking stalls 16' wide (including aisle) and 19' deep minimum per the Illinois Accessibility Code – dimensioned detail required for review with yellow pavement markings and signage location/mounting indicated (note '\$250 Fine' sign required as of 01/01/06).

Proposed accessible parking stalls are 18' wide (including aisle) and 19' deep. Please refer to Sheet C-3.0 detail with regard to pavement markings, sign location, and fire.

3. Provide 1 handicapped parking space/each 25 (or portion of) standard spaces per the Illinois Accessibility Code or indicate if 10% accessible parking requirement per IAC 400.310.c.6 is required and met in parking layout.

Another handicapped parking space was added, as required.

001206

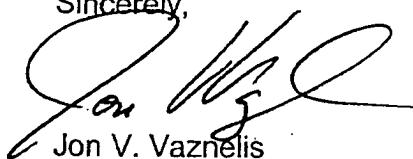
Page 2 of 2
Mr. Daniel Seggebruch
Building Department
City of Aurora
November 29, 2006

4. Provide handicapped curb ramp per ANSI details 4.27 and the Illinois Accessibility Code – locations not indicated on site plans.

Locations of the handicapped curb ramp were added in the plan. Please refer to Sheet C1.0

Should there be any questions regarding the above, please do not hesitate in contacting me at 1 (630) 271-0770 Ext. 105.

Sincerely,



Jon V. Vaznelis
Project Manager

JVV:pjo

cc: Mr. Kristos Tsogas, Jensen & Halsted Ltd.
Mr. Thomas W. Lehman, Partners in Development

Enclosures

001207

JENSEN & HALSTEAD LTD.

06.-3529. C-BU

240 N OAKHURST DR
 GEMINI OFFICE
 GEMINI OFFICE DEVELOPMENT

R1

November 22, 2006

Daniel F. Seggebruch
 Examiner
 City of Aurora
 Division of Building and Permits
 Department of Community Development
 6 Water Street
 Aurora, Illinois 60505

R Gemini Office Development
 J&H Project No. 25151
 Application No. 06-00003529

D Mr. Seggebruch,

Please find an item-by-item response to your Plans Review Corrections Report contained in the envelope dated September 7, 2006.

PLAN EXAMINER- Seggebruch, Dan

PROVIDE THE NAMES AND LICENSE #'S OF ALL THESE CONTRACTORS PER THE AURORA BUILDING CODE ORD. 001-47 JUNE 05 2001. GENERAL (116.5), PLUMBING (116.3), MECHANICAL (116.2), ELECTRICAL (116.6).

In addition, the plumbing contractor is required to provide a Letter of Intent on company letterhead with the license holders signature, a corporate seal (if incorporated) or notarized (if not incorporated) for all permit applications per the State of Illinois Public Act 094-0132 and the letter shall include the property address and the permit number.

Response: The General Contractor will provide this information when the contract is awarded.

358 West Ontario Street
 Chicago, Illinois 60610

T 312.664.7557 F 312.664.7558
www.jensenandhalstead.com

David K. Dastur AIA
 Senior Principal

Francisco Rosas CSI
 Senior Principal

Glenn D. Seerup AIA
 Principal

001208